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# Campbell's

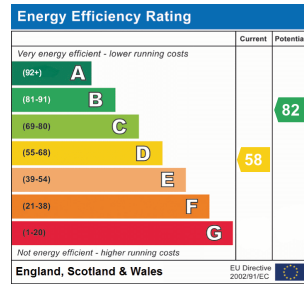
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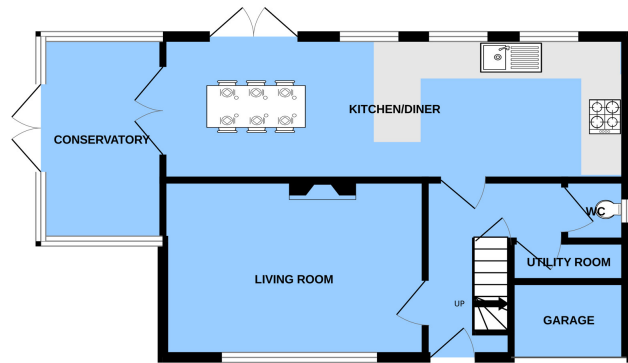
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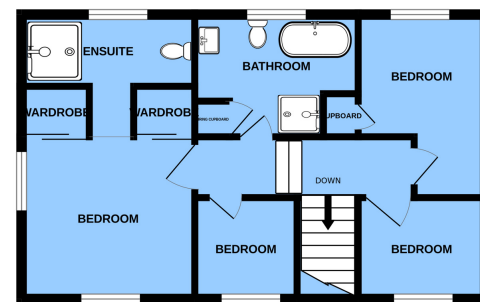
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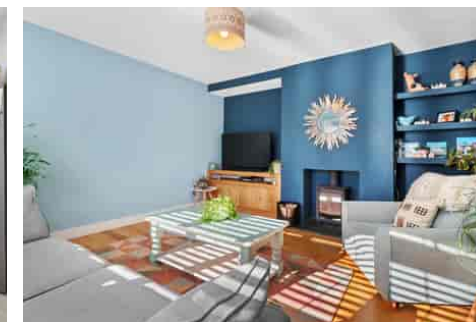
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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6 Battle Gates, Battle, East Sussex TN33 0JD

£579,950 freehold

Tucked away at the end of a cul de sac with lovely rural views is this beautifully presented detached four bedroom home with delightful gardens set within a convenient location close to Claverham College and Battle High Street.

Detached Family Home  
 Garden

Four Bedrooms  
 Convenient Location

Conservatory  
 End of Cul De Sac

Short Garage/Workshop  
 Rural Views



## Description

Tucked away at the end of a popular cul-de-sac and within a short distance of Claverham College and the town centre is this beautifully presented detached four bedroom property that enjoys lovely rural views. At the heart of the house is a stunning kitchen/breakfast room that opens onto the garden and into the conservatory. Presented in excellent decorative order the house is double glazed with gas central heating throughout. The side garden is larger than average offering a good deal of privacy with lovely rural views and there is parking at the front with access to the garage/store.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road. Proceed along towards Claverham College turning right into Battle Gates and take the first left following the road to the far end, whereupon No. 6 will be clearly marked.  
What3Words: ///cake.graphics.trudges

**THE ACCOMMODATION** with approximate room dimensions is approached via a double glazed door through to:

## RECEPTION HALL

16' 0" x 5' 10" (4.88m x 1.78m) with stairs rising to first floor landing, understairs cupboard.

## LIVING ROOM

13' 10" x 13' 8" (4.22m x 4.17m) with large window to front, wood burning stove with shelves to side, oak flooring.

## UTILITY ROOM

8' 8" x 4' 9" (2.64m x 1.45m) Fitted cabinets with spaces and plumbing for appliances, working surface and wall mounted gas fired boiler.

## WC

with obscured window to side, tiled floor and fitted with a combined low level WC/wash hand basin with mixer tap.

## KITCHEN

29' x 7' 10" (8.84m x 2.39m) with windows enjoying the views and door to rear garden. Polished tiled flooring throughout. Fitted with a comprehensive range of base and wall mounted kitchen cabinets providing cupboards and drawers with built in double and single oven, integrated dishwasher and space for large fridge/freezer. There is an extensive area of working surface incorporating a five burner gas hob with extractor fan above and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. The working surface offers a breakfast bar and opens into the BREAKFAST ROOM with ample space for a table, double connecting doors to:



## CONSERVATORY

14' 7" x 10' 8" (4.44m x 3.25m) of double glazed construction below a polycarbonate roof with double doors opening onto the side garden.



## FIRST FLOOR LANDING

with loft access.

## MAIN BEDROOM

11' 9" x 9' 3" (3.58m x 2.82m) A dual aspect room, fitted wardrobes and central opening to:



## EN SUITE

with window to rear and fitted with a concealed cistern WC and vanity sink unit with shaver point to side. Heated towel rail and tile enclosed shower.

## BEDROOM 2

13' 9" x 8' 6" narrowing to 5' 3" (4.19m x 2.59m >1.60m) with window to rear, double radiator and double cupboard.

## BEDROOM 3

14' 1" x 8' (4.29m x 2.44m) with window to front, laminate flooring.

## BATHROOM

10' 2" x 8' (3.10m x 2.44m) with obscured window to rear, part tiled walls and fitted with a white panelled bath with centre tap and shower. Floating vanity sink unit with mixer tap, low level WC and large glazed shower with tiled enclosure. Airing cupboard.

## BEDROOM 4

8' 2" x 7' 11" (2.49m x 2.41m) with window to front.

## OUTSIDE

To the front of the property is an area of lawn with planted flower borders. A concrete driveway provides parking.

To the rear is an area of patio that opens out onto the garden laid to lawn and enclosed by hedging with a variety of paved seating areas and a raised deck that wraps around to the side and gives access to the conservatory. The side garden is again well stocked and enclosed with hedging and providing an additional area of lawn leading down to a DETACHED SHED.



## GARAGE/WORKSHOP

8' 3" x 11' 10" (2.51m x 3.61m) with up and over door.

## COUNCIL TAX

Rother District Council  
Band E - £2908.83

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.